

Crystal City, Missouri

Comprehensive Plan Update & Growth Management Plan for the Future

15.0 Summary of Issues



CREATING THE FUTURE

RECOMMENDATIONS FOR IMPLEMENTATION

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15.0 Summary of Issues & Recommendations

15.1 Purpose and Scope of Report

The purpose of this report is to summarize the issues and needs as identified in the preceding fourteen Sections. The preceding Sections dealt with most all segments of the community and community needs. Weaknesses and strengths both were identified. The mission of this Plan was to develop a growth management plan for public officials to use when establishing public policy and priorities and update the Comprehensive Plan of the City. This section is a highlight of each Section of the Consultant's recommendations and a summary of actions needed to implement.

15.2 Summary of Each Section and Recommendations

Section 1 – Demographic Information: This section is a report only of the historic growth of the City, current demographic information on the City and region. No actions are needed or required. City has a strong historic growth pattern. A summary version of this Section is provided to the City for distribution to interested parties seeking basic demographic information on the City.

Section 2 – Economy: This Section is a study of the local economy of the City and the Region. No actions are needed or required. The City has a very strong and diversified economy. A summary version of this Section is provided to the City for distribution to interested parties seeking information on the local economy and possible sites for development.

Section 3 – Transportation: This Section is a report and study of current transportation services, needs, and improvements to the transportation service within the City. Following are the specific recommendations resulting from this study.

- It is recommended that the City annually conduct traffic counts on City streets in order to monitor service, safety, and maintenance needs. Suggest purchase of a traffic counter for the Street Department and require staff to conduct annual counts on each street.
- Suggest requesting a detailed traffic study/plan through the Missouri Department of Transportation addressing improvements to Truman Boulevard, possible truck routes proposed. Work with Union Pacific Railroad and property owners as part of the study. The City has no jurisdiction over State road improvements, thus MoDOT participation is needed. Intent will be to develop a joint transportation plan for the City and MoDOT concerning transportation needs and plans within the City. Propose that Festus and Herculaneum as part of the study considering both cities have corporate limits along Truman Boulevard. The result should be a complete corridor plan for all three cities.
- Suggested creating a City Transportation Commission or Committee.

Section 4 – Parks & Recreation: This section addressed and evaluated current park

space, green space and recreational facilities within the City. The City Park system serves the Citizens well and adequate parks space and recreational activities exists within the City.

- Suggest causing a plat of the PPG cemetery and graves, now owned and maintained by the City, be prepared and some upgrades to the fence surrounding the cemetery.
- No improvements suggested for the current park system. Long term parks plan should be developed for future parks as the City grows, including developer participation, and the working with other cities to develop a linear park and biking system for the Region.

Section 5 – Community Physical Image: This Section addressed the physical image of the City including residential, commercial, and industrial areas.

- Suggest the development of a detailed streetscape plan for the Commercial District of the City, i.e. Truman Boulevard, be developed.
- Suggest design and placement of City entrance monuments.
- Suggest developing “physical image” regulations for new residential, commercial or redevelopment which will require sufficient green space streetscaping be required for new development or redevelopment.

Section 6 – Annexation: This Section addressed annexation options and areas for the City. The City can only annex property to the south of the City due to being land locked by other cities on the west and north and the Mississippi River on the east.

- Suggest the involuntary annexation of 210 acres immediately.
- Suggest annexation of an estimated 210 acres immediately. A draft of a Plan of Intent is provided to the City Council separate of the Plan which can be modified to include any area the City decides to proceed with involuntary annexation action. The Plan of Intent was developed based on information from this Section.
- Suggest commencing negotiations and discussions with the City of Festus to modify the urban service area for both Cities.

Section 7 – City Services & Enterprise Operations: This Section reviewed City services provided, which included water & sewer Service, Trash, Library, and street Maintenance.

- Suggested an engineering report be commissioned which develops a long term replacement of the current water plant be either upgrade or converting to ground source water.
- Suggested placing meters on all City buildings and uses of water and sewer service in order to measure City consumption.
- Suggested close monitoring of the Water and Sewer operations cost for two years before considering any further rate increases other than automatic annual

increases as provided by City Code.

Section 8 – Public Safety: This Section reviewed all public safety services, including the Police Department, Fire Department, Municipal Courts, emergency services, flood and malaria control. Public safety is well provided within the City.

- Suggest City obtains their equitable share of 911 funding from the County dedicated sales tax.

Section 9 – Land Use & Growth Planning: This Section addressed existing land use and planning of property now within the City. Current land use is correctly zoned and planned for all developed property. A specific land plan was developed for the limited undeveloped property within the City beyond the normal requirements of a comprehensive plan due to the limited land remaining to develop and the challenging terrain of the property.

- Suggest the City work with the major land owner and other property owners in the area planned to encourage an orderly development of the area and a long term plan for infrastructure.

Section 10 – Capital Improvement Planning: This Section reviewed the capital assets and planning process for replacement and new capital needs. The City has done an outstanding job in meeting capital improvement needs and replacing existing assets as needed. No deficiency was found with current assets needing immediate replacement or upgrade.

- Suggested utilizing annual depreciation expense of the City as a measure of funds to be restricted into a capital replacement account by department.

Section 11 – City Financial History & Condition: This Section was a review of the City's financial history and current condition based on how well the City is positioned to meet future growth demand on services and infrastructure. The City is in excellent financial condition. No specific recommendations were made except to maintain the quality management and require detailed financial reports be provided to the City Council.

Section 12 – Public & Intergovernmental Relations: This Section addressed the public information process and relationships with other governmental entities. The City has done an outstanding job providing the public with information concerning City issues as well as working with other governmental entities.

- Suggested additional public communication action.
- Suggested a regular process or schedule for relations and meetings with other governmental entities.

Section 13 – Economic Development Plan: This Section reviewed opportunities for economic development in the areas of industrial, retail, and medical services industries.

- Suggested the City work with other communities in studying and exploring the development of a port authority.
- Suggested the City seek new industrial areas within the City for industrial development.
- Suggested the creation of a TIF District to assist in redevelopment and development of retail along Truman Boulevard plus the development of new residential on the north side of the City. A detailed TIF plan has been provided to the City which can be modified for the creation of a TIF. Plan was developed based on this Sections recommendations.
- Suggest the City assist property owners that wish to market their property. Marketing is not to be considered acting as an agent or promoting the property for compensation or in favor of another, but rather, provide property owner or prospective buyers with information on redevelopment plans of the City, incentives, and general information on development plans and desires of the City for the property.
- Suggested the creation of an Economic Development Committee and an Economic Development Director and to work with local banks to create a Community Development Corporation to provide financing within the area.

Section 14 – Organization & Management: This Section provides a report of the organizational structure of the City, based on State Statues and City Code. Information on duties and obligations for elected officials, appointed officers, and boards and commissions were provided. The City is well managed and organized to meet future needs, growth and issues of the City. No specific recommendations were provided other than consideration of consolidation of departments based on common services and obligations.

15.3 Public Participation

The adoption of the update of the Comprehensive Plan requires public input and hearings in accordance with City Code 19-27. The Planning and Zoning Commission is required to conduct hearings in whatever format they desire to seek public input on the plan. It is suggested that an “open house” concept be used to allow greater participation by having a series of “open house public hearing formats” which provides copies of the plan for review, Consultant available to answer questions, and comment sheet for citizens to state their opinions on the plan. The open houses could be conducted over a two week period for two or three days each week with extended hours allowing Citizens to drop by based on their individual schedules. The Planning & Zoning Commission can determine the public hearing process. Additionally, the Plan draft can be posted on the City Web site allowing comments to be recorded on line. A citizen’s survey has been developed to be distributed to Citizens to complete. The survey is designed to measure public attitudes on City services and development. The intent is to compile the survey results so as to measure the public perception of the City and operations. A copy of the survey is attached as an exhibit to this Section. It is recommended that the City distribute the survey by mail and require citizens to return the survey within 30 days. Citizens attending public open houses can complete surveys when they attend.

15.4 Review & Recommendations by Planning & Zoning Commission

In accordance with City Code 19-27 the Planning & Zoning Commission is required to submit a report and recommendations to the City Council on the Plan draft. Once the Planning & Zoning Commission has conducted the required public hearings a report, which will include a transcript and summary of the public comments, plus the compilation of the public survey; will be prepared to be combined with the report and recommendations of the Planning & Zoning Commission and submitted to the City Council for further action.

15.5 City Council Actions

Upon receiving the recommendations of the Planning & Zoning Commission the City Council may, if they elect, conduct further public hearings or request additional information before taking action on the recommendations of the Commission. The Council may modify any segment of the Plan draft. Final actions by the City Council will be made to the Plan draft and a final version published in accordance with Council actions.

CITY OF CRYSTAL CITY CITIZEN SURVEY

This survey is being conducted by the City as part of the process to update the City’s Comprehensive Plan. Citizen’s participation is needed in order to gather public attitudes.

Your opinions are very important to the City of CRYSTAL CITY. Please have an adult in your household (age 18 or older) take a few minutes to complete this survey. Thank you!

For each of the questions below, please circle the number which most closely matches your opinion.

1. Taking all things into consideration,

	VERY BAD	BAD	AVERAGE	GOOD	VERY GOOD
a. Your overall quality of life in Crystal City?	1	2	3	4	5
b. Your neighborhood as a place to live?	1	2	3	4	5
c. Crystal City as a place to raise children?	1	2	3	4	5
d. Crystal City as a place to work?	1	2	3	4	5
e. The overall appearance and attractiveness of Crystal City	1	2	3	4	5
f. The availability of affordable housing in Crystal City	1	2	3	4	5
g. The quality of public schools in Crystal?	1	2	3	4	5

2. How important to you are each of the following factors in improving the quality of life in Crystal City?

	Not Important	Somewhat Important	Very Important
a. Improving Traffic Flow	1	2	3
b. Attracting More Employment Opportunities	1	2	3
c. Developing More Parks	1	2	3
d. Restoring Buildings of Historical Importance	1	2	3
e. Reducing Crime	1	2	3
f. Stricter Land Use Controls	1	2	3
g. More Recreational Opportunities	1	2	3
h. Revitalizing the Downtown Area	1	2	3

3. Over the past five years, would you say that Crystal City as a place to live has become more desirable, less desirable, or stayed about the same?

_____ More Desirable _____ Less Desirable _____ About the Same

4. To what extent, if at all, is each of the following a problem in your neighborhood?

	No Problem	Minor Problem	Major Problem
a. Houses! Buildings in disrepair	1	2	3
b. Unmowed, weedy lots/yards	1	2	3
c. Cluttered, junky yards/porches	1	2	3
d. Street litter	1	2	3
e. Drugs	1	2	3
f. Speeding	1	2	3
g. Stray animals	1	2	3
h. Inadequate street lighting	1	2	3
i. Noisy animals	1	2	3
j. Noise	1	2	3
k. Streets in disrepair	1	2	3
l. Sidewalks in disrepair	1	2	3

5. Check _____ if you don't have sidewalks in your neighborhood.

6. Please rate how safe you feel in your neighborhood from the following:

	Very Unsafe	Unsafe	Neither Safe Nor Unsafe	Safe	Very Safe
a. Violent crimes (e.g., assault, rape).	1	2	3	4	5
b. Property crimes (e.g., burglary, vandalism).	1	2	3	4	5
c. When walking alone at night.	1	2	3	4	5

7. Please rate the performance of the Crystal City government on the following items:

	Very Bad	Bad	Neither Good Nor Bad	Very Good	Good
a. Being responsive to citizens.	1	2	3	4	5
b. Providing services efficiently.	1	2	3	4	5
c. Planning for the future.	1	2	3	4	5
d. Working through critical issues facing the City.	1	2	3	4	5

8. What type of restaurant would you most like the City of Crystal City to attract?

Check ONE only.

_____ Fine Dining (upscale restaurant) _____ Casual Dining (themed restaurant)
 _____ Family Style Restaurant _____ Fast Food Sit-Down _____ Coffee House (e.g., Starbucks,
 Mudhouse) _____ Other, please specify: _____

9. Where do you and your family go to eat out primarily?

_____ Crystal City _____ Festus _____ Farmington _____ Arnold _____ Other

10. What are you and your family's main form of entertainment outside the home, and where do you go for the entertainment.

_____ list the entertainment type, such as sports, bowling, movies, etc.
 _____ list where you go for this entertainment, city location.

11. What types of businesses would you like to see located in Crystal City? Check all that apply.

_____ Outdoor/Pedestrian Mall _____ restaurants _____ clothing stores
 _____ electronics _____ other specify _____

12. For each housing category listed below, indicate whether you think Crystal City has too few, the right amount, or too many. Circle answer

	TOO FEW	RIGHT AMOUNT	TOO MANY
a. Rental (apartments, duplexes)	1	2	3
b. Multi-Family (town houses/condos)	1	2	3
c. Single-Family (entry level or starter homes)	1	2	3
d. Single-Family (mid-level price range homes)	1	2	3
e. Single-Family (upper-level or price range homes)	1	2	3

13. What ONE thing do you like most about living in CRYSTAL CITY?

_____ please list

14. What ONE thing do you like least about living in CRYSTAL CITY?

_____ please list

15. What do you think will be the single biggest problem to face CRYSTAL CITY in the next 5 years?

_____ please list

16. Which of the following sources do you use to get information about CRYSTAL CITY government? Please check all that apply.

_____ City web site _____ Newspaper _____ Radio _____ Contact with City Staff _____ Utility bill inserts _____ Public meetings _____ Community events

17. Which THREE of these information sources listed above are the most effective in keeping you informed about CRYSTAL CITY government and city issues? Record your answers in the boxes below using the letters from Question 16 above.

_____ please list

18. How often do you travel to other cities to purchase goods and services, entertainment or to eat at a restaurant?

_____ Once a day _____ At least once a month _____ Rarely/Never
_____ At least once a week _____ Couple of times a year

19. What city, other than Crystal City or Festus do you travel to for shopping, entertainment and eating out?

_____ Please list

20. Do you believe the City is aggressive enough in promoting the City and attracting new business and development to the City?

_____ NO _____ YES

21. Should the City provide incentives for new businesses to locate within the City and create new jobs and tax revenue?

_____ NO _____ YES

22. Overall, how satisfied are you with the services you receive from CRYSTAL CITY government?

_____ Very satisfied _____ Somewhat satisfied _____ Satisfied
_____ Somewhat dissatisfied _____ Dissatisfied _____ Very dissatisfied

The last few questions are about you and your family. They are used to group responses to our survey. Your responses are completely confidential and anonymous. You can elect not to answer any of the questions.

23. What was the primary reason you chose to move to CRYSTAL CITY? Check ONE box only.

_____ Job _____ quality of life _____ schools _____ family and relatives live nearby _____ cost of living, i.e. housing and other

24. Do you own or rent your present residence?

_____ Own _____ Rent

25. Do any children age 17 or younger currently live in your household?

_____ Yes _____ No

26. Your gender:

_____ Male _____ Female

27. Your educational level:

_____ some high school _____ Some college/ Vo-Tech
_____ High school graduate/GED _____ College graduate

28. What is your birth year? 19 ____

29. Which of the following best represents your total annual household income before taxes?

_____ Less than \$30,000 _____ \$30,00-\$50,000 _____ \$50,001-\$75,000 _____ Over \$75,000

Please do not sign this survey or provide your name or address because all information will be used for study purposes only. All information gathered will be compiled into a comprehensive planning study and used for reports to the City leaders on community attitudes and needs.

THANK YOU FOR YOUR PARTICIPATION!

Please return your completed questionnaire by _____, in the postage-paid envelope provided.